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March 4, 2014

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Agenda No. 8
05/22/12

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: Ordinance Amending Title 22 - Planning and Zoning of the
Los Angeles County Code Amending the Agua Dulce
Community Standards District**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to revise the Agua Dulce Community Standards District. At the conclusion of the hearing, you indicated an intent to approve the ordinance and directed us to incorporate the Agua Dulce Town Council's proposals regarding the number of shipping containers and dogs allowed on individual lots, and the required procedure to modify certain development standards. Enclosed are the final analysis and ordinance for your consideration, including the proposals of the Agua Dulce Town Council.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

JILL M. JONES
Deputy County Counsel

APPROVED AND RELEASED:


RICHARD D. WEISS
Chief Deputy

JMJ:ph

Enclosures

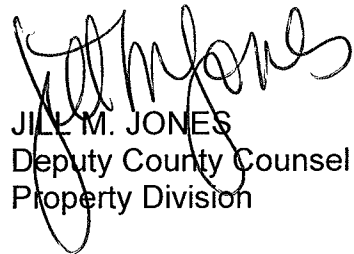
c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors
Richard J. Bruckner, Director, Department of Regional Planning

ANALYSIS

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, related to the revision of the Agua Dulce Community Standards District, to preserve the area's community character and to protect its sensitive resources and its equestrian, agricultural, historical, archaeological, and geological characteristics.

JOHN F. KRATTLI
County Counsel

By



JILL M. JONES
Deputy County Counsel
Property Division

JMJ:ph

Requested: 05-31-12

Revised: 02-11-14

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, related to the revision of the Agua Dulce Community Standards District, to preserve the area's community character and to protect its sensitive resources and its equestrian, agricultural, historical, archaeological, and geological characteristics.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.113 is hereby deleted as follows:

~~22.44.113~~ ~~Agua Dulce Community Standards District.~~

~~A. Intent and Purpose. The Agua Dulce Community Standards District is established to protect the secluded rural character of the community, to enhance the community's unique appeal, and to avoid the premature need for costly linear service systems such as sewers and water systems within the community. There have been a number of studies of Agua Dulce and its existing service systems. These studies have shown that, in 1983, 71 percent of the existing parcels were two acres in size or larger, and that increased densities might require expensive public sewage and water systems. The Santa Clarita Valley Areawide General Plan contains policy which clearly define standards for the future development of Agua Dulce.~~

~~B. Description of District Boundaries. Beginning at the northeast corner of Section 5 T5N R13W; thence south along the eastern border of said Section 5, 8, 17 and 20 to the Antelope Valley Freeway (State Route 14); thence southwest along the northerly edge of the Antelope Valley Freeway to its intersection with the east line of~~

~~Section 36 T5N R14W; thence south along said easterly line to the southeast corner of said Section 36; thence west along the southern boundaries of Sections 36 and 35 to the northeast corner of Section 3 T4N R14W; thence south, west and north around the exterior border of said Section 3 to the southeast corner of Section 33 T5N R14W; thence west along the southern border of Sections 33 and 32 to the southwest corner of Section 32 T5N R14W; thence north along the western borders of Section 32 and 29 to the northwest corner of Section 29 T5N R14W; thence easterly along the northern border of Section 29 to the southwest corner of Section 21 T5N R14W; thence north along the westerly border of Section 21 and Section 16 to the northwest corner of Section 16 T5N R14W; thence east along the north border of Section 16 to the southwest corner of Section 10 T5N R14W; thence north and east along the westerly and northerly borders of said Section 10 and Section 11 to the southwest corner of Section 1 T5N R14W; thence north and east along the westerly and northerly borders of said Section 1 and Sections 6 T5N R13W and 5 T5N R13W to the point of beginning.~~

~~C. — Community-wide Development Standards.~~

~~1. — Required Area. Each residential lot or parcel shall contain a net area of not less than two acres. Residential parcels containing a net area of less than two acres may be created only within projects located in hillside management areas (areas over 25 percent slope) when it is found that such a design will result in both reduced grading and service system impacts and a better project design. In these instances, parcels having two acres gross may be permitted provided that the following development standards are maintained:~~

a. ~~Each lot or parcel of land shall have a required width of not less than 165 feet and a required length of not less than 165 feet.~~

b. ~~Each lot or parcel of land shall have a required front yard of not less than 50 feet.~~

c. ~~Each lot or parcel of land shall have required side yards of not less than 25 feet.~~

~~D. Zone specific Development Standards.~~

~~1. Architectural Features (Reserved).~~

~~2. Street Improvements.~~

a. ~~Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements.~~

b. ~~Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works.~~

SECTION 2. Section 22.44.113 is hereby added to read as follows:

22.44.113 Agua Dulce Community Standards District.

A. Intent and Purpose. The Agua Dulce Community Standards District ("CSD") is established to:

1. Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community;

2. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;
3. Protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within the CSD;
4. Maintain and enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest National Scenic Trail; and
5. Minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Applicability.

1. General Applicability. The revised regulations for the CSD contained in this section shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these revised regulations. Complete applications that were filed before the effective date of said ordinance shall comply with the regulations for the CSD and all applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed. For any revised CSD regulation in this section that does not

relate to a new development project, said regulation shall apply upon the effective date of the ordinance containing these revised CSD regulations;

2. Additions and Repairs or Reconstruction to Existing Structures.

a. Generally. Except as otherwise provided for in this subsection C.2., the nonconforming use and structure provisions in Sections 22.56.1500, et seq., of Title 22 shall apply to all uses and structures in the CSD that were legally established or built prior to the effective date of the ordinance containing the revised CSD regulations in this section.

b. Additions to Existing Structures. The revised CSD regulations contained in this section shall not apply to any addition to a structure that is legal as of the effective date of the ordinance adding these revised CSD regulations unless the addition:

i. Changes the structure's use from commercial to residential or from residential to commercial;

ii. Cumulatively increases the structure's existing floor area by more than 25 percent;

iii. Cumulatively increases the structure's existing occupancy load by more than 25 percent; or

iv. Increases the required number of parking spaces for the structure by more than 25 percent.

c. Repair or Reconstruction of Existing Structures. The revised CSD regulations contained in this section shall not apply to the repair or reconstruction

of a structure that is legal as of the effective date of the ordinance adding these revised CSD regulations, where the structure has been damaged or destroyed, unless the repair or reconstruction also includes a change in use or an addition that results in any of the changes to the structure described in Subsections C.2.b.i through C.2.b.iv. If based on the foregoing, the repair or reconstruction of the structure is exempt from the revised CSD regulations contained in this section:

- i. The nonconforming use provisions in Section 22.56.1510.G.1 related to the structure's repair or reconstruction shall not apply; and

- ii. If the reconstruction is for a residential structure, the reconstruction may take place anywhere on the lot or parcel of land on which the structure is located, provided the yard requirements of Section 22.20.120 (Zone R-1) and other applicable development standards in Title 22 are met.

D. Community-wide Development Standards.

- 1. Highway and Local Streets.

- a. Highway Standards.

- i. Routes shown on the County Highway Plan within the CSD boundaries shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the federal Americans with Disabilities Act;

ii. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by the Department of Public Works, where the Department of Public Works will:

(a) Consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement; and

(b) Ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

iii. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by the Department of Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete;

b. Local Street Standards. The following standards shall apply to all local streets maintained by the Department of Public Works within the CSD:

i. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as

determined by the Department of Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department of Regional Planning; and

iii. The encroachment and driveway provisions in subsections D.1.a.ii and D.1.a.iii, of this section, for highway right-of-ways, shall also apply to local streets.

2. Lighting.

a. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Part 9 of Chapter 22.44. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted; and

b. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Part 9 of Chapter 22.44.

3. Utilities (Reserved).

4. Signs. All sign requirements of Part 10 of Chapter 22.52, and all applicable provisions of Part 9 of Chapter 22.44, shall apply to the signage within the CSD, except as otherwise provided for or modified by this Subsection D.4:

a. All signs shall comply with the setback requirement of the underlying zone;

b. Notwithstanding the provisions of Section 22.52.820.C, signs within the CSD shall not display more than two sign faces;

c. Notwithstanding the provisions of Section 22.52.820.K, the height of signs within the CSD shall be measured from the average finished grade at the base of the sign; and

d. Sections 22.52.860 through 22.52.980 shall not apply within the CSD, and instead the following sign types, subject to the following standards, shall be permitted:

i. Wall Business Signs.

(a) Wall business signs shall not extend above the highest point of the building wall. Sloping roofs shall not be considered an extension of the building wall;

(b) Roof-mounted wall business signs shall be prohibited;

(c) The maximum sign area for a wall business sign for a ground floor business establishment shall be one square foot for each linear foot of building frontage, or 60 square feet per establishment, whichever is less. Where a ground floor business establishment fronts only a parking lot, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area; and

(d) The maximum sign area for a wall business sign for a business establishment above the ground floor shall be 10 square feet per establishment;

ii. Freestanding Business Signs. Freestanding business signs shall be monument signs. For purposes of this subsection, a monument sign shall be defined as a sign placed on a solid base extending at least 75 percent of the width of the sign, and shall include fuel pricing signs.

(a) Pole-mounted freestanding business signs shall be prohibited;

(b) Only one freestanding business sign shall be permitted on a lot or parcel of land;

(c) The maximum sign area for a freestanding business sign shall be 20 square feet per sign face; and

(d) The maximum height for a freestanding business sign shall be four feet;

iii. Residential Entrance Signs. For purposes of this subsection, a residential entrance sign is defined as a freestanding or wall-mounted sign that marks the entrance to a residential use.

(a) Only one residential entrance sign shall be permitted on a lot or parcel of land in a residential or agricultural zone;

(b) The maximum sign area for a residential entrance sign shall be 20 square feet per sign face;

(c) The maximum height for a residential entrance sign shall be 20 feet; and

(d) Residential entrance signs shall be prohibited over a driveway if that driveway serves as a fire apparatus access road under section 503.2.1 of the County Fire Code, unless another unobstructed fire apparatus access road is also provided to the residential use;

iv. Directional and/or Informational Signs.

(a) The maximum sign area for a directional and/or informational sign shall be 32 square feet per sign face; and

(b) The maximum height for a directional and/or informational sign shall be 15 feet;

v. Community Identification Signs.

(a) The maximum sign area for a community identification sign shall be 24 square feet per sign face; and

(b) The maximum height for a community identification sign shall be 15 feet;

vi. Civic Organization Signs.

(a) The maximum sign area for a civic organization sign shall be six square feet per sign face; and

(b) The maximum height for a civic organization sign shall be eight feet;

vii. Bulletin or Special-Event Signs. Bulletin or special-event signs are permanent signs whose information may be changed from time to time, such as advertising upcoming community events.

(a) The maximum sign area for a bulletin or special-event sign shall be 24 square feet per sign face; and

(b) The maximum height for a bulletin or special-event sign shall be 15 feet;

viii. Temporary Signs.

(a) General Requirements.

(i) Only one temporary sign shall be permitted per street or highway frontage;

(ii) Temporary signs shall not be affixed to any tree, shrub, or other type of vegetation;

(iii) Temporary signs shall be placed at least 10 feet from any property line. Structures installed to support temporary freestanding signs shall be removed when the signs are removed;

(iv) Temporary signs shall display the date of the sign's posting;

(v) Temporary signs which pertain to a time, event, or purpose which has passed or no longer exists shall be removed within 14 days of the conclusion of the time, event, or purpose, unless otherwise provided for herein; and

(vi) Unless otherwise provided for in subsection D.4.d.viii:

(1) The maximum sign area for a temporary sign shall be 16 square feet per sign face; and

(2) The maximum height for a temporary sign shall be eight feet;

(b) Temporary Real Estate Signs. Temporary real estate signs shall contain the name and contact number of the person or company responsible for placing such sign.

(i) In residential and agricultural zones:

(1) The maximum sign area for a temporary real estate sign shall be six square feet per sign face; and

(2) The maximum height for a temporary real estate sign shall be six feet;

(ii) In all other zones:

(1) The maximum sign area for a temporary real estate sign shall be 48 square feet per sign face; and

(2) The maximum height for a temporary real estate sign shall be 12 feet;

(iii) Temporary real estate signs shall be removed within 14 days after the involved property has been rented, leased, or sold.

(c) Temporary Construction Signs. Temporary construction signs shall contain the name and contact number of the person or company responsible for placing such sign.

(i) The maximum sign area for a temporary construction sign shall be six square feet per sign face;

(ii) The maximum height for a temporary construction sign shall be six feet; and

(iii) Temporary construction signs shall be removed within 14 days after the completion of construction, alteration, or removal of the involved structure.

(d) Temporary Subdivision Sales Signs. Temporary subdivision sales signs shall contain the name and contact number of the person or company responsible for placing such sign.

(i) The maximum sign area for a temporary subdivision sales sign shall be 12 square feet per sign face;

(ii) The maximum height for a temporary subdivision sales sign shall be eight feet; and

(iii) Temporary subdivision sales signs shall be removed within one year after the construction of the last unit of the last phase of the involved subdivision.

(e) Temporary Subdivision Entry and Special-Feature Signs. Temporary subdivision entry and special-feature signs shall be

monument signs, as described in subsection D.4.d.ii, and shall contain the name and contact number of the person or company responsible for placing such sign.

(i) Temporary subdivision entry signs shall be permitted as are necessary to facilitate entry into and movement within the subdivision;

(ii) Temporary subdivision special-feature signs shall be permitted in the immediate vicinity of an approved model home and temporary subdivision real estate office;

(iii) The maximum sign area for a temporary subdivision entry and special-feature sign shall be 20 square feet per sign face;

(iv) The maximum height for a temporary subdivision entry and special-feature sign shall be six feet;

(v) Temporary subdivision entry and special-feature signs shall be located within the involved subdivision; and

(vi) Temporary subdivision entry and special-event signs shall be removed within one year after construction is complete for the last unit of the last phase of the involved subdivision.

e. In addition to the requirements of Section 22.44.570 related to lighting standards for signage, internal sign illumination, such as a "can" light or an individually illuminated lettered sign, shall be prohibited within the CSD. Also, sign lighting within the CSD shall not pulsate, rotate, blink, flash, or simulate motion.

5. Vegetation Conservation. (Reserved)

6. Trails. Trails within the CSD shall be regulated by the provisions of this subsection and the adopted Trails Plan of the Santa Clarita Valley Area Plan ("Trails Plan") and the County Trails Manual. If a conflict exists between the trails standards in this subsection and in the County Trails Manual, the trails standards in this subsection shall control.

a. Trail Dedication.

i. All subdivisions creating more than four lots or parcels of land shall include publicly-dedicated trail easements in accordance with the Trails Plan. Subdivisions that are 20 net acres in size or greater shall also include publicly-dedicated connector or feeder trail easements within the subdivision;

ii. The Department of Parks and Recreation may request, but shall not require, for any subdivision creating four or fewer lots, a publicly-dedicated trail easement in accordance with the Trails Plan, and for subdivisions that are less than 20 net acres in size, a publicly-dedicated connector or feeder trail easement;

iii. Trail easements not dedicated to the County and maintained by the Department of Parks and Recreation shall be dedicated to a homeowner's association, non-profit organization that provides trail maintenance, or a special district, and maintained by such entity. If a special district is used for this purpose, such district shall be established pursuant to the Landscaping and Lighting Act of 1972, section 22500, et. seq., of the California Streets and Highways Code, or shall

be formed as some other entity capable of assessing and collecting trail maintenance fees, as determined by the Department of Parks and Recreation; and

iv. If a subdivision project proposes to modify an existing trail easement, the subdivider shall seek Department of Parks and Recreation approval of such modification prior to the public hearing on the subdivision; and

b. Trail Use. Publicly-dedicated trail easements provided under this subsection D.5 shall allow for multi-uses, including hiking, mountain bicycling, and equestrian uses. Notwithstanding the foregoing, publicly-dedicated trail easements provided for the Pacific Crest Trail shall allow for hiking and equestrian uses only, in accordance with United States Forest Service regulations;

c. Trail Design and Location.

i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the Trails Plan, and to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas;

ii. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless the Department of Parks and Recreation determines that no other location would be suitable. In the event that the Department of Parks and Recreation makes such a determination and the publicly-dedicated trail will be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way;

iii. If a development application proposes to develop a driveway that encroaches into a trail easement within that development, the Department of Regional Planning shall refer the application to the Department of Parks and Recreation for review and approval to ensure that the driveway is constructed with a non-slip, non-smooth surface, such as a textured or stamped finish, or permeable paving. In no event shall any obstruction, such as a mailbox or utility box, be allowed within any portion of the driveway that encroaches into the publicly-dedicated trail easement;

iv. Trail design, construction, and maintenance shall be carried out in conformance with the following standards and any other applicable, non-conflicting, provision of the County Trails Manual:

(a) Publicly-dedicated trails shall remain free of all obstructions, vegetation, and structures, including but not limited to utility boxes, gates, and non-trail fences or retaining walls;

(b) The minimum publicly-dedicated trail width shall be 10 feet;

(c) The minimum trail tread width shall be a variable width of six to eight feet;

(d) The maximum trail cross-slope gradient shall be three percent;

(e) The maximum trail running slope gradient shall be 10 percent, though for short trail distances of up to 300 feet in length, a maximum

trail running slope gradient of 15 percent may be permitted, subject to the approval of the Department of Parks and Recreation; and

(f) Trail surfaces shall consist of native soil, native stabilized soil, or decomposed granite; and

v. Deviations from the standards set forth in this subsection D.6 or any applicable provision in the County Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of the Department of Parks and Recreation prior to the public hearing on the subdivision; and

d. Notification of Subdivision Application. The applicant of any subdivision application within the CSD boundary shall notify the Agua Dulce Town Council, and any local trail advisory entity that requests notification, of the application when the application is filed; and

e. Information Required and Final Map. All applications for a subdivision creating more than four lots or parcels of land shall include the information necessary to show compliance with the trail requirements of this CSD, and such information shall be shown on the final map prior to recordation.

7. Hillside Management. In addition to any other applicable requirement of Section 22.56.215, where a subdivision project proposes to create more than four lots or parcels of land in a hillside management area, grading for the subdivision shall not be conducted uniformly across the entire area of the subdivision and shall be limited to the pads required for development of the individual structures in

the subdivision. Grading plans demonstrating compliance with this requirement shall be submitted with the subdivision application; and

8. Significant Ridgeline Protection. For purposes of this section, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the appendix following this section.

a. The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and

b. Any modification to this subsection D.8 shall require a conditional use permit, in accordance with the applicable provisions of Part 1 of Chapter 22.56. In approving such conditional use permit, the hearing officer or Commission shall make the following findings, in addition to those required by Section 22.56.090:

i. That alternative sites within the project site have been considered and rejected due to documented hazards for potentially greater damage to biota on the alternative sites than on the subject site, as determined by a biologist; and

ii. That the overall development is designed so that grading will not occur uniformly across the project area and will be limited to the pads required for individual structures.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design. Each new lot or parcel of land created by a land division shall contain a minimum net area of two acres, a minimum width of 165 feet, and a minimum depth of 165 feet;

b. Yard Requirements.

i. For each lot or parcel of land that is smaller than one net acre in size, the yard requirements of Section 22.20.120 (Zone R-1) shall apply;

ii. For each lot or parcel of land that is between one net acre and less than two net acres in size, the respective yard sizes shall be a minimum of:

- (a) 25 feet for the front yard;
- (b) 15 feet for the rear yard; and
- (c) 10 feet for the side yard;

iii. For each lot or parcel of land that is two net acres in size or greater, the respective yard sizes shall be a minimum of:

- (a) 50 feet for the front yard;
- (b) 25 feet for the rear yard; and
- (c) 25 feet for the side yard;

iv. Accessory structures shall not be permitted in any required yard; and

v. A required yard shall be measured from the property line unless the property line is located within a private street or public right-of-way, in which case the required yard shall be measured from the edge of the private street or public right-of-way closest to the interior of the lot or parcel of land;

c. Density-controlled Development. Density-controlled development shall be permitted in residential and agricultural zones, including in hillside management and significant ecological areas, subject to the provisions of Section 22.56.205, but only if the requirements of subsections E.1.a and E.1.b above are also met;

d. Home-based Occupations. Home-based occupations shall be permitted in residential and agricultural zones, subject to the applicable provisions of Sections 22.20.020 and 22.24.030, except that:

i. Notwithstanding the prohibitions in Section 22.20.020.B, the following uses shall be permitted:

(a) Animal training, provided the involved animals are domestic animals, as defined in Section 22.08.040; and

(b) Recording/Motion Picture/Video Production Studio;

ii. A home-based occupation may be housed in a permitted accessory structure. If the accessory structure is a garage, any automobile

parking spaces required by Section 22.52.1180.A shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.52.1010;

iii. No more than two employees, either for pay or as a volunteer, not including resident occupants, guests, and/or domestic staff, may be present at any one time, and the maximum number of employee hours per week for the home-based occupation shall be 80 hours;

iv. In addition to any required parking set forth in Title 22, the home-based occupation shall provide a minimum of one covered or uncovered vehicle parking space for the home-based occupation, and one additional covered or uncovered parking space for each employee present at the home-based occupation for use while at work; and

v. Business hours for the home-based occupation shall be limited to the hours between 8:00 a.m. and 6:00 p.m., seven days a week; and

e. Dogs. The maximum number of dogs allowed on a lot or parcel of land shall be determined as follows:

Net Acreage of Lot	Maximum Number of Dogs Allowed
0 to <2 acres	3
2 to <3 acres	4
3 to <4 acres	5
≥4 acres	6

f. Cargo Shipping Containers. For purposes of this subsection, a "cargo shipping container" shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and

freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in residential or agricultural zones in accordance with this subsection.

i. The maximum number of cargo shipping containers allowed on a lot or parcel of land shall be determined as follows:

Net Acreage of Lot	Maximum Number of Cargo Shipping Containers Allowed
1 to <5 acres	1
5 to <10 acres	2
≥10 acres	3

ii. The placement of cargo shipping containers on lots or parcels of land less than one net acre in size, and the placement of containers exceeding the numbers authorized in the above chart, may be allowed, provided that a minor conditional use permit is first obtained pursuant to the provisions of Section 22.56.085; and

iii. All cargo shipping containers shall:

- (a) Be prohibited in any required yard or in any area where the parking of vehicles is prohibited under Sections 22.20.025.A or 22.24.035.A, where applicable;
- (b) Be placed at least six feet from any structure or other cargo shipping container and not be stacked upon each other;
- (c) Not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and
- (d) Be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on their sides, except

for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation.

2. Commercial and Industrial Zones.

a. Design of Structures. New structures, or additions and/or renovations to existing structures, shall be designed such that:

i. They are of an Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

ii. Their façades, materials, rooflines, and exterior finishes conform to the chosen architectural style; and

iii. Their entrances are set back at least one foot from the front of the structure;

b. Compliance with the design requirements of this subsection shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to section 2015.5 of the California Code of Civil Procedure;

c. Utilities and Equipment. Utility-structures and equipment on lots or parcels of land that are visible from a public or private street, including trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, transformers, and other electrical equipment, shall be screened from view by landscaping, walls, or fences. If, pursuant to this subsection, electrical equipment is screened from view, the property owner shall obtain consent of the relevant electrical utility for such screening. The Director may waive this screening requirement if the

property owner provides satisfactory evidence to the Director that the relevant electrical utility will not provide such consent. Notwithstanding the foregoing, the provisions in this Subsection E.2.c shall not apply to any property owned or operated by a public utility where any portion of that property is otherwise exempt from local zoning ordinances pursuant to California Government Code section 53091; and

d. Pedestrian and Equestrian Accommodation. Access shall be provided to every lot or parcel of land from the nearest trail or public right-of-way by a minimum 10-foot wide access route to accommodate pedestrian and equestrian traffic. In addition, at least one equestrian hitching post shall be provided per lot or parcel of land.

F. Area-Specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. Modifications Authorized.

a. Modification of the development standards specified in subsection E.1.a (lot design) and E.1.c (density-controlled development) of this section shall require a variance pursuant to the provisions of Part 2 of Chapter 22.56;

b. Modification of the development standards specified in subsection E.1.b (yard requirements) of this section shall be subject to the provisions of subsection G.3 below; and

c. Modification of all other development standards in this section shall require a conditional use permit, pursuant to the provisions of Part 1 of Chapter 22.56.

2. Notice to the Agua Dulce Town Council. In addition to any other notice required by subsection G.3.b of this section, applicants for any modification described in subsection G.1 shall provide notice of the application to the Agua Dulce Town Council when the application is filed.

3. Yard Modifications.

a. Application and Fee. An application to modify the yard requirements of subsection E.1.b of this section shall contain all information and documents that are required for a Director's Review pursuant to the provisions of Section 22.56.1680, except that the fee accompanying the application shall be the fee required for a Modification of Development Standards in Community Standards Districts, as set forth in Section 22.60.100; and

b. Notification of the Application.

i. At least 30 calendar days prior to the date a decision is intended to be made regarding the yard modification, the Director shall send notice of the pending application by first-class mail to all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property; and

ii. The notice shall describe the development proposal and the request for the yard modification. The notice shall also indicate that individuals may submit a written protest to the Director within 14 calendar days following the date the notice is mailed, which protest shall be based on issues of significance directly

related to the application, and shall provide evidence that one or more of the findings identified in subsection G.3.d of this section cannot be made;

c. Decision.

i. In considering a yard modification application, the Director shall apply the principles and standards of Section 22.56.1690, taking into account the required findings set forth in subsection G.3.d of this section. The Director shall also consider each written protest submitted on the application. If the Director determines that a written protest is based on issues of significance directly related to the application, and the written protest also provides evidence that one or more of the findings in subsection G.3.d cannot be made, the Director may deny the application, request a modification to the proposal and/or impose conditions on the approval, or refer the application directly to the Commission for a public hearing without making a decision on the application; and

ii. If the Director refers the matter directly to the Commission for a public hearing, no additional fee shall be charged to the applicant and the public hearing shall be conducted pursuant to the applicable provisions of Part 4 of Chapter 22.60. After the public hearing, the Commission shall approve, conditionally approve, or deny the application pursuant to the same principles and standards as required to be considered by the Director, taking into account the required findings set forth in subsection G.3.d. The decision of the Commission shall become effective on the date of the decision and shall not be subject to further administrative appeal;

d. Findings. In approving any yard modification, the Director or the Commission, as the case may be, shall make the following findings:

i. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD that warrant the requested yard modification; and

ii. That granting the request for the yard modification will not be materially detrimental to properties or improvements in the area or contrary to the purposes of this CSD, as provided in subsection A;

e. Notice of the Decision. The Director shall send notice of his/her decision on the yard modification, including any decision to refer the matter directly to the Commission, by certified mail to the applicant and to anyone who submitted a written protest on the application. In the event the Director's decision is to approve or deny the application, the notice shall indicate that an appeal of the Director's decision may be filed with the Commission within 14 calendar days following the date on the notice; and

f. Appeal of the Director's Decision. An appeal of the Director's decision to approve or deny the application shall require an additional fee for the public hearing, as set forth in Section 22.60.100 under Modification of Development Standards in Community Standards Districts. The Commission shall approve, conditionally approve, or deny the application pursuant to the same principles and standards as considered by the Director, taking into account the required findings set

forth in subsection G.3.d. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

SECTION 3. Section 22.56.085 is hereby amended to read as follows.

22.56.085 Grant or ~~d~~Denial of ~~m~~Minor ~~e~~Conditional ~~u~~Use ~~p~~Permit by ~~d~~Director.

A. Any person filing an application for a conditional use permit may request the Director to consider the application in accordance with this section for the following uses:

...

-- Cargo shipping containers beyond those otherwise allowed in the Agua Dulce Community Standards District, as provided for in Section 22.44.113.E.1.f.ii.

...

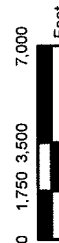
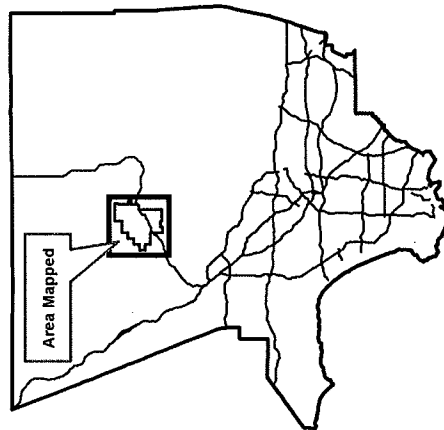
[2244113JJCC]

Boundary of Agua Dulce Community Standards District

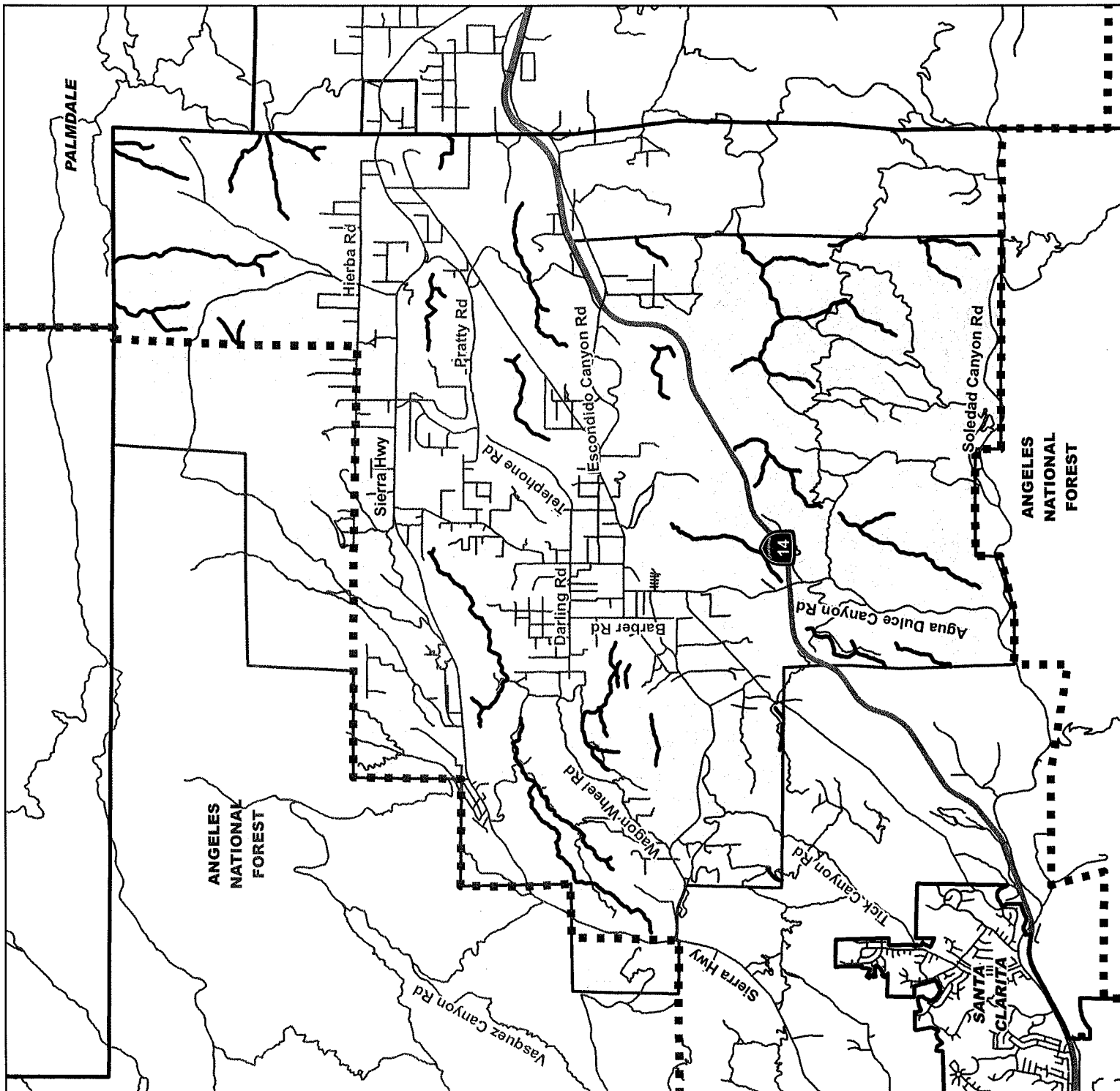
Legend:

- Significant Ridgelines
- ■ ■ Angeles National Forest
- CSD Boundary
- City Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
<http://planning.lacounty.gov/gis>



APPENDIX FOR SECTION 22.44.113

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Agua Dulce Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.
- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks: Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Agua Dulce.